

BROWNSBRAND



**Clenshaw Path** Basildon, SS14 2FP

- Four Bedroom Mid Terraced House
- No On ward Chain
- Walking Distance To Town Centre And Town Centre
- Highly Sought After Location Gloucester Park Development

£435,000







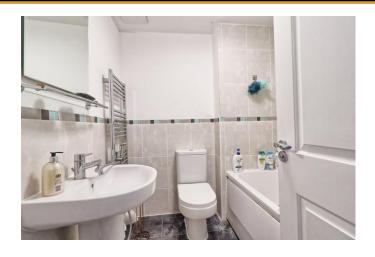




# **Property Description**

Brown & Brand are pleased to offer with NO ONWARD CHAIN is this Mid Terraced four bedroom house with direct views over Gloucester Park. Boasting four good size bedrooms with the main bedroom having a dressing area and ensuite. In addition to the bedrooms there are two bathrooms, ground floor cloakroom, large lounge with dining area and kitchen to the front with built in appliances. The house is a situated within a mile of a selections of well ranked schools including Lee Chapel & Ghyllgrove Primary Schools and Woodlands & James Hornsby Secondary Schools.

Other features include a low maintenance rear garden with parking for two cars with carport, two Juliet balconies, double glazing and gas central heating.









# ACCOMODATION COMPRISES

Approached via Double glazed door giving access through to:

## **ENTRANCE HALL**

Carpeted stairs to first floor. Radiator. Smooth plastered ceiling. Wood effect flooring. Storage cupboard. Doors leading through to:

# GROUND FLOOR CLOAKROOM

Two piece suite comprising pedestal wash hand basin. WC. Partly tiled walls. Tiled flooring. Radiator. Extractor fan.

## **KITCHEN**

12' 9" x 6' 2" (3.89m x 1.88m) The kitchen is fitted with units to both eye and base level with contrasting worktops over. Incorporating stainless steel sink unit with mixer tap and drainer. Four ring gas hob over integrated electric oven with extractor fan above. Tiled splash backs. Integrated fridge/freezer. Integrated dishwasher. Radiator. Double glazed window to front.

## LOUNGE/DINING ROOM

20' 6" x 13' 4" (6.25m x 4.06m) Double glazed doors leading out to rear garden. Wood effect flooring. Storage cupboard. Smooth plastered ceiling. Radiator.

# FIRST FLOOR LANDING

Carpet. Radiator. Smooth plastered ceiling. Carpeted stairs leading to second floor. Doors leading through to:

# BEDROOM TWO

13' 3" x 9' 9" (4.04m x 2.97m) Double glazed doors to the front opening out to a Juliette balcony. Carpet. Radiator. Smooth plastered ceiling. Fitted wardrobes.

# BEDROOM 3

13' 3" x 11' 6" (4.04m x 3.51m) Double glazed window to the rear. Carpet. Radiator. Smooth plastered ceiling.

# BATHROOM

Three piece suite comprising of a panelled bath with shower attachment over, glass shower screen and fully tiled surround. Pedestal wash hand basin with mixer tap over.. Low level w/c. Tiled flooring. Ladder style radiator. Half tiled walls. Shaver point. Extractor fan.

## SECOND FLOOR LANDING

Carpet. Radiator. Smooth plastered ceiling. Loft access. Storage cupboard housing water tank. Doors leading through to:

## BEDROOM ONE

14' 6" x 13' 5" (4.42m x 4.09m) Double glazed doors to the front opening out to a Juliette balcony. Carpet. Radiator. Smooth plastered ceiling. Storage cupboard.

# **DRESSING ROOM**

8' 2" x 4' 5" (2.49m x 1.35m) Built in wardrobes with matching dressing table and vanity mirror. Door leading through to EnSuite.





# **ENSUITE**

Fitted in a three piece suite comprising of a large self contained walk in shower cubicle with shower over and glass shower screen with fully tiled surround. Low level W/C. Wash hand basin with mixer taps over. Tiled flooring. Half tiled walls. Smooth plastered ceiling. Extractor fan. Ladder style stainless steel towel rail/radiator. Obscure double glazed window to rear.

## **EXTERNALLY**

# REAR GARDEN

Easily maintained rear garden with wooden decking to immediate fore with an artificial lawn area. Outside tap. Small storage shed. Rear access via gate to covered parking area providing off street parking for two cars.

## **FRONT**

Overlooking park area with no through road access to the front of the property via path.



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